

## GRESHAM-BARLOW SCHOOL DISTRICT BOND OVERSIGHT COMMITTEE

### Minutes of September 19, 2018 Meeting #1

---

The Gresham-Barlow School District Bond Oversight Committee met at 5:30 p.m., Wednesday, September 19, 2018 in the Library of Sam Barlow High School, located at 5105 SE 302<sup>nd</sup> Ave. Gresham, OR 97080.

Members in attendance were: George Seaman, Jason Dugan, Brianna Bigham, Karen Johnston, Norm Hancock, Rick Searl and John Vandermosten. Not in attendance: Sharon Estes, Michael Harris and Bess Wills.

Rebecca Merchant put in her resignation from the board over the summer.

The following central office administrator was present: Mike Schofield.

Guests: Emil Hameed & Rick Rainone of Cornerstone Management Group, Inc., Ayanna Glover & Mike Levesque of Lease Crutcher Lewis, Principal Bruce Schmidt and John Hartsock, School Board Member.

#### **OPTIONAL TOUR OF GRESHAM HIGH SCHOOL**

Mike Schofield took the committee on a tour of the school led by Lease Crutcher Lewis staff. The tour concluded at 5:30 pm.

#### **WELCOME AND INTRODUCTIONS**

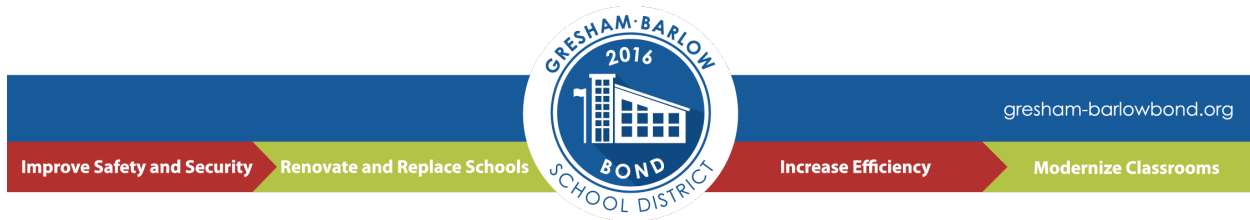
Central Office Administrator Mike Schofield called the meeting to order at 5:30 p.m., welcoming all present to the first Bond Oversight Committee meeting this school year. Introductions were exchanged.

#### **SAFETY PRESENTATION**

##### **Lease Crutcher Lewis- Safety Update**

Safety Coordinator Ayanna Grover & Mike Levesque of LCL

Ayanna gave starting process for worker getting fingerprinted, orientation and badges. LCL motto is Trust, Respect & Harassment free zone. LCL is aware of what is going on with the school since they are connected to SBHS radio (channel 1) and monitor activity. LCL workers



are trained on safety drills including Lockout / Lockdown; this would be the only drill that has them mingle with students.

LCL has schedules of what is going on with school activities ex: Blood Drive coming up so workers are aware of changes. LCL worked with SBHS Alumni to create a mailer that was sent out in the summer regarding updates on school construction area. The construction zone has signage everywhere as well as completely isolating the public from the zones for safety.

Mike L. went into detail of the successes over the summer. They put 5.5 million dollars in 3 months of work including soft demo CTE building, building NW parking lot, new fire hydrants, fire rated ceilings/ corridors that were brought up to code, canopy in courtyard and demolition of 20% of the school. Installed 7 miles of low voltage data, new fire alarm and intercom system in phases.

A color phase floor plan was showcased with details in the timeline.

#### Questions

JV- Thank you for construction update. Safety has been a major concern because I used to work in the trade. I appreciate the safety program.

ML- Sub-contractors working hard and proving themselves.

AL- some workers have worked 7 days straight and all summer. The entire project has had zero injuries.

BB- how have students respected signage?

AL- the kids have been respectful. Crews also know to keep equipment locked up. Students working well with contractors and vice versa.

GS- how is budget?

ML- came in well. Certain things are going back onto the schedule. Pre-purchased steel. Metal stud pricing hasn't changed, all bought out good.

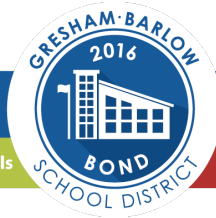
JV- how was the air quality being dealt with during summer?

AL- Konell wet parking lots. Wet the dirt. No neighbor complaints.

### **PROJECT UPDATES**

Emil Hameed Project Manager for North Gresham went over status report.

Status at a Glance: On time & budget. Safety Updates: Talking to principals about safety and keeping it supervised. Gave a schedule of updates and what is coming up. Currently pouring till panels. Currently schedule for panels on 8<sup>th</sup>, 9<sup>th</sup> & 10<sup>th</sup> of October. Webcam is up and community is able to see project.



Improve Safety and Security

Renovate and Replace Schools

Increase Efficiency

Modernize Classrooms

## Questions

RS – time frame for the roof?

Emil- January is the time frame.

GS- When Milestone events occur how can we have community involved?

MS- we should have Principals out for milestone events. Any procurement issues at North?

EH- having an issue per cuing rebar's. Nothing ever held us up but steel didn't come all-together it came in packages. Decking & Panels to arrive Oct 19<sup>th</sup>. Should flow from tilt panels right into steel.

Emil Hameed Project Manager for East Gresham went over status report. Slight delay on contractor a month behind but working diligently with Bremik to stay on time. Working harder to make schedule. We are under budget and 1 million dollars uncommitted. Went over safety with Principal and about the location being close to DMMS. EGES tilt day is about 2 weeks behind, lost some time at the beginning but Bremik has made it back. They continue to make up time.

## Questions

GS- Overtime how does it get authorized?

MS- I authorize it. I am a phone call away and if we need to get things in place we will do it. It hasn't been a big issue; Elementary schools haven't used a lot of OT to date.

Rick Rainone from Cornerstone Management for Gresham High School went over status report. We were getting down to issues of getting permits from the City. MS paid fees and permits were issued.

Contractors will install a tower crane. Scheduled steel has been successful Fortis did an excellent job on the buy out. The steel is fabricated and they bring it to the project when it's ready. Still clarifying on the distinct responsibility for the overhead lines and underground.

## Questions

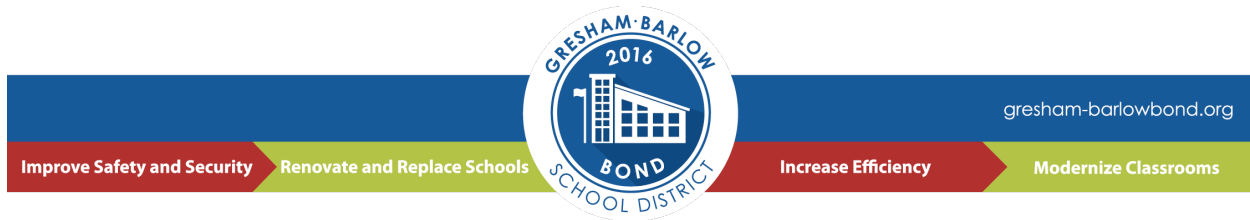
MS- we estimate to the City without PGE and it was well over 1 million.

RR- City working well and you can see that budget has increased. Close to 5 million that is not uncommitted. Feeling good about where budget is. We feel good about where project is.

JD- City wants lines underground?

MS- City essentially wants it underground. So you don't have power lines in front of buildings on Main or Division. We want that too but not for the price. We don't think taxpayers would like the money used that way.

JH- City can hold school permit and can demand it.



MS- Currently we must pay a fee (and we chose to pay it) and they released the permits. They are collecting fees from a few different sites. They are looking at ways to pull other resources so funds can be concentrated at a single site.

Rick Rainone from Cornerstone Management for Sam Barlow High School. Very satisfied with the contractor work. Went over updates new bus loop, the pad and we did get the new sprinkler line installed. This building will be prominently fully sprinkler system. Once lusted gets the full water capacity we will be good to go. Some late finishes with the CTE area, still trying to finish the metal shop area.

Principal Schmidt has been amazing and working well with staff about building updates. Most of the things we decided to get done this summer have gotten done. Next year is the big year and the summer big projects.

Emil Hameed from Cornerstone went over project details of Kelly Creek. Perlo worked really well in completing maintenance for the exterior. The school got almost an entire new skin. Went inside and replaced the floor, polished the concrete, added carpet in the media center & office. Perlo also added a secure vestibule to the front area. The school district has committed to a district wide security and safety to all buildings. Fire alarm has been updated to voice evacuation system. Parent is able to speak through the sirens. Project was complete on time, and under budget. We believe we made a good partner with Perlo for the future.

#### Question

JV- Does Brick work meet seismic standards?

EH- Masonry is tied to building and meets the seismic for a masonry veneer.

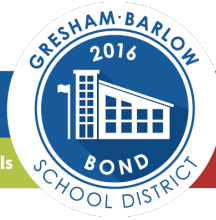
Emil Hameed from Cornerstone went over project details of Powell Valley. School had to be fully abated. We were mostly successful to get the project done on time. Bus lanes and parents coming and going easily. Created an additional parking on the Westside of the school. School staff is saying that is working much better. Details include replaced flooring and interior, re-roofed, and created a visitor entrance on the East side,

Adding a generator for power emergency. Keeps phones going and power to main office in case of emergency. The generator is a little bit back ordered all other work for it is complete.

Successfully opened on time.

#### Questions

MS- Budget challenged from the beginning as mentioned at a prior meeting. We bought the asbestos later and it cost us much more than SBHS. We knew it was a budget problem. Budget adjustment made from program contingency.



JS- One concern I have. The landscaping. In my experience some companies will bring in their people on the weekend and do lots of work. I know that the workers were not being paid the correct wages. I would like some kind of assurance that they do get paid properly.

MS- we will keep an eye on that and make sure workers get the correct wages.

Mike Schofield central office administrator gave an update on several district wide projects that got completed over the summer and upcoming.

District Wide Furniture Projects- Middle & some elementary got new furniture this summer.

Radios- All school's can communicate Kevin Sutherland has been fully involved in the safety and protocol. We are pretty much done with the radio project. Now it's training.

JD- can hear from all schools?

MS- yes we just had a lockout and it was easy to act quickly. It was sorely needed in the district.

JV- Really good to share with our voters. Radio coverage and we had money left over in the budget. We need to show them that their money is at work.

Door Locks / Hardware / Security Project- four week delay turned into twelve week delay in getting hardware.

Playground / Tracks/ Fields- Built our standards at PVES, HIES, etc. We want to build to the standards that we have.

Deep Creek, Hall & Hollydale requests for proposals are on the street. We can choose how we want to select - one contractor for all three or individual. We want to make sure we build efficiently and without issues.

Contingency Summary also goes to Board tomorrow. We purchased OCIP Insurance. We have discussed on how it will work down the road. Mike has put it in the district costs. It will traditionally save money based on the district's ability to purchase the coverage more efficiently than the contractors.

JD- GHS originally was 93 and some change. What is the contingency transferred for?

MS- Primarily for the gym.

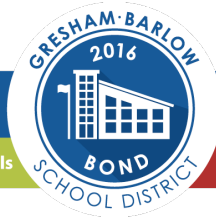
JD- was the cost originally higher?

MS- yes but we only asked for 7 million to be added to the budget.

We have about 21 million dollars of uncommitted funds. I am feeling pretty good on where we are at right now.

Sub-Committee for Annual Report

For example Karen, Jason & Brianna. We have created a four-page document as a draft. The draft is based on the charge of the committee included in the charter. District would like to bring in our financial auditor to speak to the committee MS- Do you think it will be helpful to have them?



Mr. Schofield opened up for any questions or concerns.

## **QUESTIONS**

JV- what is going on with Lusted Water?

MS- I think we are close to sign a contract. I think it is still questionable on where they will be on their schedule. It has been our concern from the beginning. We cannot hold up on occupancy on this. City of Gresham gave them a 99-year lease on one of their unused reservoirs to help them complete this project. The funds we contribute will help get the pump running. City of Gresham has been a good partner.

JV- where do they get their water?

MS- Mostly Bull Run, and they also buy some from the City of Gresham.

JD- if there money left over from the bond what will it be used for?

Mike- District will bring that up to the Board and see where the money should go. We will do a whole process with the board. What would we like to do with it? What changes will we need to do?

JV- looking the bond total it was 291 million. Where is the difference coming from?

MS- District earned premiums once we sold the bonds. The interest rates have been very low. Investors paid a little more to get better interest rates. We will account for the interest we have earned.

Friday 21<sup>st</sup> & Saturday 22<sup>nd</sup> the Crane will be up at Gresham High School. It's going up and steel starts to arrive next week.

BB- a good sign for our community. I am excited for the Tower Crane and this is what you paying for so it's nice to for taxpayers to be part of it. It will make our conversation easier with the community.

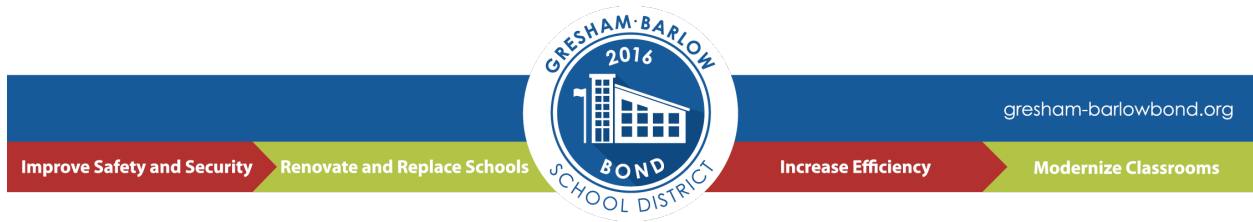
Mike- Hop online and watch! Everything live and you can see the whole project progress in 30 seconds.

NH- when will Playground at DCD go in?

MS- next summer with the project. We try to touch a site once for all improvements.

KJ- can we highlighting things for the community? Like how we are repurposing concrete. We are able to gain trust and the district is working smart.

BB- more Facebook, Instagram & Twitter. Get community involved.



JV- what is the future of West Gresham?

MS- it won't be a school anymore but its open to the board to decide. Also getting our boundary committee started soon.

Mr. Schofield thanked everyone for their part in the process and their support of the district. Adjourned the meeting at 7:37pm.

Minutes submitted by: Bianca Sema, Bond Oversight Committee Secretary.